



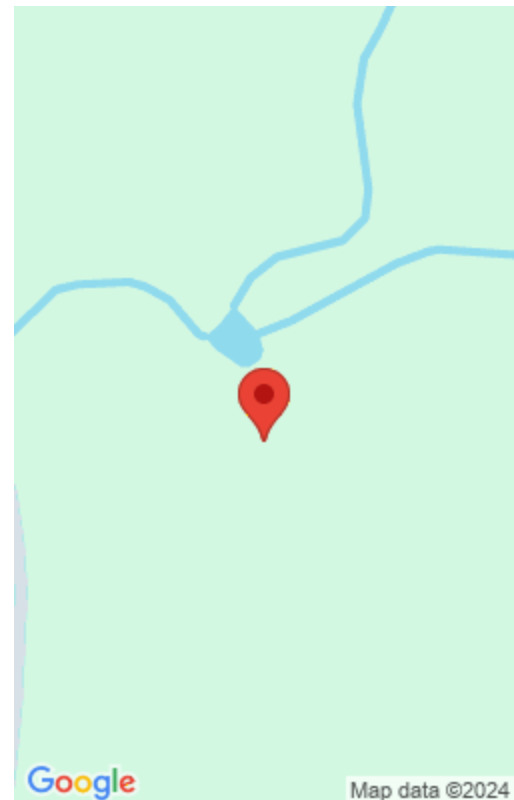
\$995,000

617 BIG BROOK ROAD, INDIAN LAKE, NY 12842

<https://fallatigroup.com>

- 5 beds
- Single Family Residence
- Residential
- Active

Welcome to Dragon's Landing at 617 Big Brook Road! Nestled in the Central Adirondacks, on 35 secluded wooded acres, bordering Beaver Meadow Brook and NYS Lands, this 2942 SF rustic mountain home boasts 2 large living areas, dining room, kitchen, a 3 season porch, 4 large bedrooms, 3 baths, all with large glass and a deck to take in the beauty of the outdoors. Also on the property is a beautifully renovated 3400 SF barn for added living space with a large open concept activity space, kitchenette, large loft for sleeping & TV lounge, 2 full baths & a large wrap around deck. The property ultimately can sleep 15, making this a great year round AIR BNB investment property. Close to Gore [...]



Basics

Date added: Added 12 months ago

List Office Name: Howard Hanna

List Agent Office Phone: 518-441-2640

Living Area sqft: 6342

Lot Size Dimensions: 842 x 2199 x 1132 x 2415

Type: Single Family Residence

Total Rooms: 16

Half baths: 1 half bath

Zoning: Single Residence

MLS ID: 202326451

List Agent Email: avanhoff@gmail.com

County: Hamilton

Lot Size Acres: 35.3 acres

Category: Residential

Status: Active

Bedrooms: 5 beds

Year built: 1960

Virtual Tour

Virtual Tour: <https://youtu.be/b5wjir7c1w?si=oR15V1ggEog1qISK>

Directions

Directions: From Indian Lake Town Center, South on NY-30 to Big Brook Road, to 617 Big Brook Road on the left.

Building Details

Construction Materials: Wood Siding

Patio & Porch: Rear Porch, Wrap Around, Deck, Glass Enclosed

Basement: Full, Interior Entry

Roof: Metal

Property Condition: Updated/Remodeled

Architectural Style: 2 Story, Contemporary

Doors: French Doors, Sliding Doors



Interior Features

Floor Covering: Carpet, Vinyl, Wood

Cooling: None

Fireplace: 1

Interior Features: High Speed Internet, Other, Cathedral Ceiling(s)

Laundry Features: Laundry Closet

Bathrooms Total: 5

Heating: Forced Air, Propane, Propane Tank Leased

Appliances: Cooktop, Dishwasher, Double Oven, Freezer, Microwave, Oven, Refrigerator, Washer/Dryer

Fireplace Features: Living Room

Above Grade Finished Area Source: Estimated

Bathrooms Full: 4

Exterior Features

Parking: Stone

Lot Size Area: 35.3

View: Trees/Woods, Forest, Garden

Lot Size Units: Acres

Lot Features: Secluded, Private, Wooded

Amenities & Features

Utilities: Cable Connected

Water: Drilled Well

Waterfront Features: Stream

Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Sewer: Septic Tank

Accessibility Features: Accessible Approach with Ramp

Body of Water: Beaver Meadow Brook

Additional



Buyer Agency Compensation: 2.00

**Sub Agency
Compensation:** 0.00

Compensation Disclaimer: The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Financial

Possession: At Closing

Special Listing Conditions: No Disclosures

Tax Annual Amount: \$7,094.83

Tax Block: 1

Tax Lot: 7.210

Tax Tract: 65.16

School Information

Elementary School: Indian Lake Central **High School:** Indian Lake Central

High School District: Indian Lake

